

The Camelotian

Fall 2011

September 2011

Letter from the President

Dear Neighbors,

I am writing to you as the new President of our Home Owners Association. Our new board is taking the approach to walk slowly and carefully so that we are sure that the items and goals of our community are the first priority. Based on the surveys that some of our residents completed the following are a few of our priorities: Streets (paving), lighting, security, etc. We would like your input on any items that you feel we should work hard to obtain in the coming year.

We have started a committee for a new ten year lease. We are looking for help--volunteers. If you have a Legal, Real Estate, Negotiating background or experience that is a plus but it is not necessary. We just need people who are committed to working on a new ten year lease committee.

We feel that the ten year lease should be our main priority this year, even though we have until December 31, 2013. Now is the time to get our thoughts together for this undertaking. There is hope that from this committee, a spin off committee will form to purchase the park. We feel it would be beneficial to present this to ELS.

Once again, any suggestions or help would be greatly appreciated. I would like to personally thank our neighbors who have volunteered to serve you on

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CMHOA Monthly Meetings Change

For the past few years, the HOA board has met on the Second Saturday of the month in order to accommodate the request of homeowners so that as many as possible could attend. Prior to that meetings were held during the week. Even with Saturday meetings the HOA has very few homeowners attend meetings.

In this troubled economy many of us are working additional jobs and into retirement to stay afloat. There are always extra hours available on the weekend which is making it difficult to keep meeting on Saturdays. That being said, future board meetings will be held the 3rd Tuesday of the Month @ 7 p.m. in the clubhouse. In addition the Board will meet 4 times during the year on Saturday, so that no one is excluded from attending HOA meetings. Meeting minutes will be posted on the web and are available at the clubhouse so you can stay current with what is going on. We need and want participation and welcome guests at all meetings. We hope that maybe this change will allow that effect.

Meet Your 2011-2012 CMHOA Board

John H. Morris -President/Neighborhood Watch Knight Street

John, his wife and family reside full-time in Camelot. He is in charge of our Neighborhood Watch program and serves on the board for the Attorney General's Council on Manufactured Housing. He is a retired electrician, refrigeration, heating/ac, general contractor. He is very active with little league and scouting.

Terry R. Buckno - Vice President Prince Street

Terry Buckno and his beautiful wife, Betty Jean, have been living in Camelot Meadows for three years. Terry retired in 2003 after teaching in Pennsylvania public schools for 37 years. He sports a Bachelor's Degree and Master's Degree from Mansfield University and Kutztown University, respectively. Terry wants to make sure that Camelot remains a safe community where residents look out for each other.

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the CMHOA Board.

We are always looking for and need new board members. A fresh eye and perspective makes an amazing difference. Please feel free to attend our meetings--they are open to all. In this issue of the newsletter you will find a calendar of events which lists the dates for our monthly and quarterly meetings.

If you need anything, have questions or would like more information please call, e-mail, or stop by to see me.

Thank you,
John Morris

+++++

Political Update

As you know, SB 97 was defeated. With that said, we need to start gearing up for when the Legislatures return in January. There will definitely be another rent justification bill presented. I would like to encourage each of you to start contacting your legislatures now. I am providing a list below (pg.6) Call, email, fax, write! The more they hear from you -- their constituents-- the more they will listen.

I am also inviting you to join me at the Clubhouse on Saturday, January 28th, 2012 for a letter writing party. I will bring the letters and envelopes and information -- YOU bring your signature and a stamp.

Together we can and will make a difference. Our public officials cannot get elected without our votes. Let them help you decide who to vote for in 2012.

The chart below shows you how the Senators voted on your bill on June 22, 2011.

Delaware State Senate
146th General Assembly
Session 1 Day 40

SB97 w/SA1 Bunting Defeated

An act to amend Title 25 of the State Code relating to manufactured homes and manufactured home communities.
Date: 6/22/2011 07:40 p.m. **DEFEATED**

Yes: 9 No: 9 Not voting: 2 Absent: 1

D-Belvins	A	D-DeLuca	Y	D-McBride	Y
R-Bonini	N	D-Ennis	Y	D-McDowell	Y
R-Booth	N	D-Hall-Long	Y	D-Peterson	X
D-Bunting	Y	D-Henry	N	R-Simpson	N
D-Bushweller	Y	D-Katz	X	D-Sokola	Y
R-Cloutier	N	R-Lawson	N	R-Sorenson	N
R-Connor	N	D-Marshall	Y	D-Venables	N

Remember people, we must pay the rent---so let's try to keep it low.

To see the bill that will be presented and for all the latest info, go to www.camelotmeadowshoa.org.
Best Regards, EO

HOA Membership

Membership in the home owner's association is a bargain. For your \$15 per year or \$25 for two years, you help our lobbyists work for the betterment of all manufactured home developments in the state of Delaware. We as homeowners in Camelot have benefited greatly from laws enacted thanks to their hard work. But, we have more to accomplish and they need our help. Every year, \$3 of your membership fee goes to support their efforts.

In addition, a minimum of three newsletters are distributed each year -- which is costly. These newsletters keep you informed of what is happening in your community as well as things we are attempting to accomplish. These mailings are a considerable portion of our budget and every one of your paid memberships helps to defray the cost of those mailings.

Our membership year runs from June 1st through May 31st. Membership helps give you a voice in how the board is run by way of your ability to vote for the board members. Please exercise your right to vote by becoming a member and casting your ballot this spring.

Every year, our membership numbers drop very low after the annual elections. We are in the process of creating a new HOA Membership card. We will be distributing these cards and membership status info in the near future. If you would like to check on your status, please contact a board member. The HOA membership form is on page 5 of this publication.

Thanks -- Stephen Golder

We survived Irene

Everyone here in the Camelot Community is grateful and lucky. Our community only had some minor issues with tree branches. Ironically, we experienced more wind damage the day after the hurricane than during the storm itself. Please contact a neighbor, board member or the ELS office to have them secure your property before a storm or check it after a storm.

RECYCLING News (correction)

Recycling cans have been distributed to all homes. Our pick-up is every other Friday (Odd), starting with September 16th. Save our planet. (See schedule pg 7)

Calendar of Events

The goal of the CMHOA Social Events Committee is to foster a sense of community here in Camelot Meadows. One of the best ways to do that is to get to know your neighbors at CMHOA social events. We try to plan several great events each year. Based on the survey comments we are adding new events to the calendar this year. The calendar below will take you through Feb. 2012. Please, if you have ideas, suggestions or would like to help, contact one of the board members or throw a note in the suggestion box at the mailboxes.

September 17th	Fall Yard Sale 8-12 noon.
September 17th	Meet & Greet Social 6-8 p.m.
September 18th	Dumpster Available 9 a.m. to 12 noon
September 20th	September HOA Board Meeting 7 p.m
September 23rd	First day of Autumn
September 29th	Rosh Hashanah
October 1 - 31	National Fire Safety Month
October 1st	CMHOA Thanksgiving Food Drive starts
October 5th	World Teachers' Day
October 8th	Yom Kippur
October 10th	Columbus Day
October 17th	Bosses Day
October 22nd	9 a.m. Quarterly Saturday HOA Board Meeting in Rose Garden
October 22nd	CMHOA Fire Safety Day 12 noon location TBA
October 22nd	Halloween Party and Pumpkin Carving Contest 4 p.m. - 7 p.m.
Oct. 28th -30th	22nd Annual Sea Witch Festival in Rehoboth Beach
October 31st	Halloween
November 6th	Day Lights Saving Time Ends
November 8th	Election Day
November 11th	Veterans Day
November 19th	CMHOA Food Drive Ends
November 15th	HOA Board Meeting 7 p.m. @ Clubhouse
November 24th	Thanksgiving
November 25th	Black Friday
December 7th	Pearl Harbor Remembrance Day
December 10th	9 a.m. Quarterly Saturday HOA Board Meeting @ clubhouse
December 10th	Annual CMHOA Holiday Party 2-5 p.m.
December 21st	Hanukkah Begins
December 22nd	First Day of Winter
December 25th	Christmas
December 26th	Kwanzaa Begins

Frank Barnes -Secretary/Neighborhood Watch Prince Street

Frank is a full-time resident who also has past board experience. His past experience includes law enforcement and community relations. Frank has worked diligently in the past with DMHOA and is part of the Neighborhood Watch Patrol for our community. Frank has a MBA in Management from St. Joe's University. He brings a great deal of passion for our community and experience to our board.

Stephen Golder-Treasurer/Membership (incumbent) Prince Street

A life-long Delaware resident, Stephen graduated from Dover High School and attended Delaware Tech, majoring in accounting. He also holds a degree from the University of Delaware in Music and American Studies. For four years, Stephen held the post of Deputy Controller of Kent County before moving on to another position within government, which he has held for the past 26 years. First elected to the board in 2007, Stephen has served as the HOA Treasurer and wishes to continue to dedicate his time to making Camelot a safe, friendly and vibrant community.

Ellen Orrell-Political/Social Committee The Court

Ellen resides in Camelot full-time and has served the Camelot Community for years in many positions including president and vice president. She is currently our political advocate and works to keep us informed about new bills for those living in manufactured housing on leased-land and about legislative issues.

Richard (Dickie) Lamb-Membership/Social Committee Estate Drive

Richard Lamb is a Delaware native who works for the Wilmington Fire Department and also has a small painting business. He lives on Estate Drive with his wife Dawn, who is a registered nurse. They love their home in Camelot and have a Chihuahua. Richard is interested in the purchase of the park, the renewal of the 10-year lease agreement, and security within the park.

Ron Otis- Membership/Social Committee Princess Street

Ron Otis has been living in Camelot Meadows for three years. He retired from IBM after 30 years as a Mechanical Engineer. He holds a Bachelors Degree in Electrical Engineering from Austin and a certificate from IBM's Engineering Program. Ron likes to ski, ice skate, swim and travel. Ron wants to keep Camelot a safe community where residents look out for and help each other.

Camelot Meadows HOA Membership Form
36199 Palace Lane, Rehoboth DE 19971
Please Print Clearly

Name: _____

Address: _____ House# (5 digit)

_____ Lot # (3 digit)

Rehoboth, DE 19971

ALTERNATE Address if NOT full time resident:

Contact Info:

Phone number: _____ cell: _____

_____ home: _____

_____ work: _____

Email Address: _____

Please check one: owner tenant

year round seasonal weekends

Dues: 1 year \$15 check one

2 years \$25

**Memberships are from June 1-May 31st--regardless of when you join since it is considered a donation to a non-profit organization.*

Enclosed: \$_____ Check #

Please return your application and payment to address above, drop in HOA box at mailboxes, or give to a board member.

Thank you for your support! Have an idea? Let us know!

Volunteer? What is your interest? Contact any Board Member to get involved. Thanks! Visit: www.camelotmeadowshoa.org

Good Neighbor Watch Representative

A Good Neighbor Watch Representative is an extension of the Neighborhood Watch Group. We are hoping that neighbors will volunteer to help each other out and look out for each other. What is the responsibility of the good neighbor representative?

- It is your responsibility to be the eyes and ears of your block.
- Bring up trash/recycle cans so that it does not create the appearance that no one is home.
- Remove newspapers or any other mail that may indicate that your neighbor is not home.
- Know your neighbors and when they are vacationing.
- Call 9-1-1 in the event that you see suspicious activity or behavior.
- Notify Park Management of any problems.

Name: _____

Address: _____

Phone number: _____

Area you are interested in representing or watching: _____

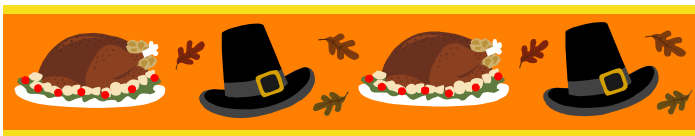
Thanksgiving Food Drive

CMHOA will be collecting for our annual Thanksgiving Food Drive from October 1, 2011 through November 19, 2011. Donations should be non-perishable food items such as: Cranberry Sauce, Apple Sauce, Soup both cans, packages, oodles of noodles, rice, instant potatoes, macaroni and cheese, stuffing, vegetables, fruit, gravy, pancake mix, cereal, tea, coffee, sugar, flour, cake mixes, jello, pudding, tuna fish, canned meats of any variety, etc.

There will be two donation boxes: one in the clubhouse and one in the ELS/Park office. If you wish to donate a gift card to a local supermarket, we ask that those be placed in the donation boxes in the ELS office.

All items collected will be taken to the local food bank on Saturday, November 19th. If you would like to help us deliver the items to the food bank, contact a board member, drop a note in the CMHOA Info Box (@ mailboxes) or come to the Clubhouse on Saturday, November 19, 2011 at 10:00 a.m.

Gobble! Gobble! Thank you.



(continued from pg 2)

Sussex County Representatives

PETER C. SCHWARTZKOPF (D-14, Rehoboth Beach)
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(O) 302-744-4150 -- (H) 302-337-7395

V. GEORGE CAREY (R-36, Milford)
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EVELYN K. "TINA" FALLON (R-39, Seaford)
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E. GARY SIMPSON (R-18, Milford)
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THURMAN G. ADAMS JR. (D-19, Bridgeville)
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GEORGE H. BUNTING JR. (D-20, Millsboro)
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(O) 302-739-4144 or 302-227-3891 -- (H) 302-539-2229
gbunting@legis.state.de.us

ROBERT L. VENABLES (D-21, Laurel)
116 Hearn Ave., Laurel, DE 19956
(O) 302-739-4298 -- (H) 302-875-2231

CMHOA Board of Directors 2011-2012

John Morris-President/Neighborhood Watch

302-430-8455
148 Knight Street
jhmorris09@comcast.net

Terry Buckno - Vice President

610-360-6142
94 Prince Street
terrybuckno@gmail.com

**Frank Barnes - Secretary/Neighborhood Watch/
10 yr Lease**

302-226-7824
214 Prince Street
fjbarnesz@aol.com

Stephen Golder - Treasurer/Membership

302-632-5033
60 Prince Street
Toddie64@yahoo.com

Ron Otis - Membership/Social

610-413-6822
112 Princess Street
no email

Richard "Dicky" Lamb - Membership/Social

302-260-9257
267 Estate Drive
rlamb2525@yahoo.com

Ellen Orrell - Political/Social

302-226-4959
126 The Court
atyservice@aol.com

10 Year Lease Committee Forming

In 2013, the existing ten-year lease will expire. The Camelot Meadows Homeowners Association is in the planning stage for a New 10 Year Lease Agreement.

A committee is being formed and I have volunteered to chair this important venture. The committee will consist of homeowners, former board members, attorneys, professionals and leaders of other parks that are in the same situation.

It is important that we hear from you. This is your home and your Community and the HOA are here to represent you. Please use the website, yahoo groups or my email to communicate. If you do not have access to a computer, please drop off your suggestions in the suggestion box by the mailboxes or mail them to the CMHOA 36199 Palace Lane, Rehoboth Beach, DE 19971. Please put **10-year lease** on the outside of the envelope with your Lot #. I assure you that all suggestions will be read and considered as the committee pursues this endeavor.

Again, we need to hear from you. We need you to participate. What would you like in your next agreement? Should rent increases be geared toward the consumer price index? What should the length of the new lease be? Should there be a Senior cap at a certain age? Do we just want to roll what we have now? Do we want a new lease agreement that would include everyone--even those who are not current leaseholders?

Sincerely,

Frank Barnes
Chair for the 10 Year Lease Committee



Computer Donated!

Special Thanks go out to Tom Twiddle. Tom is a member of our community who immediately donated a computer, printer/fax machine to the HOA after hearing about the need at the annual meeting. The HOA is in the process of obtaining a computer desk to place the pc on in the library. We are also researching the cost of internet access and security. As soon as it is up and available we will post it on our community signs for all to see. Thank you Tom!

Page seven our newsletter contains advertisements for local companies. These businesses paid for these advertisements and as a result covered the cost of postage for this issue of the newsletter -- saving the HOA about \$150.00. Please patronize these businesses.

Please note: Adding these advertisements to the CMHOA newsletter is in no way an endorsement of these companies or their services.



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Ed Wright - Owner

PLEASE NOTE: WASTE MGMT DELIVERED A CORRECTION NOTICE TO ALL CAMELOT RESIDENT BY MISTAKE. THE ORIGINAL RECYCLE SCHEDULE WAS CORRECT. Recycling Schedule for Camelot Meadows

Recycling starts on **Friday, September 16, 2011** and will be every other odd week after that. E = even; O = odd.

SEPTEMBER

	S	M	T	W	T	F	S
O					1	2	3
E	4	5	6	7	8	9	10
O	11	12	13	14	15	16	17
E	18	19	20	21	22	23	24
O	25	26	27	28	29	30	

OCTOBER

	S	M	T	W	T	F	S
O							1
E	2	3	4	5	6	7	8
O	9	10	11	12	13	14	15
E	16	17	18	19	20	21	22
O	23	24	25	26	27	28	29

NOVEMBER

	S	M	T	W	T	F	S
E	30	31	1	2	3	4	5
O	6	7	8	9	10	11	12
E	13	14	15	16	17	18	19
O	20	21	22	23	24	25	26
E	27	28	29	30			

DECEMBER

	S	M	T	W	T	F	S
E					1	2	3
O	4	5	6	7	8	9	10
E	11	12	13	14	15	16	17
O	18	19	20	21	22	23	24
E	25	26	27	28	29	30	31

Calendar of Events (continued from pg 3)

2012

January 1 New Year's Day
January 16th Martin Luther King Day
January 17th HOA Board Meeting 7 p.m. @ Clubhouse
January 23 Chinese New Year

February 2nd Ground Hog Day
February 14th Valentine's Day
February 20th President's Day
February 21st HOA Board Meeting 7 p.m. @ Clubhouse

"Redhead", "Meatball" Mary Passes



On August 16, 2011, Mary P. Forester, passed way. She is survived by husband, Melvin; son Fred, daughter Orlean, and daughter-in-law Margie.

Mary will be missed by all of Camelot Meadows. Our fundraiser will not be the same without her meatballs and smile. We will miss seeing you on your walking journeys through Camelot.

Camelot Meadows HOA
36199 Palace Lane
Rehoboth Beach, DE 19971

Good Neighbor Watch

Move Your Can! Please keep our community safe.
Bring recycle/trash cans back up--close to the home.
Cans left at the curb indicate no one is home.

- The best defense is always a good offense. Protect yourself. Make sure you have motion detected lighting to deter trouble.
• Have a neighbor keep an eye on your property.
• Trim bushes and shrubbery around your home so there is nowhere for a burglar to hide.
• If you see someone suspicious or unfamiliar in the park, question them...see if they need directions or report them to Park Mgmt, Neighborhood watch or police.
• With winter approaching, be sure to turn off water and winterize. This will prevent broken pipes.
• Note: We have a red fox in the park. It likes small prey. If you spot dead animals, notify park mgmt. The carcasses attract hawks, buzzards and vultures. These birds of prey can pick up small animals weighing less than 15lbs. Keep your pets safe.

